

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

Charleston
Cottage

Charleston
House

Charleston
Cottage

Charleston House

The Street, Charmouth, Bridport, Dorset

Charleston

House

The Street
Charmouth
Bridport
Dorset DT6 6NX

Mid-terraced three bedroom property in the popular seaside town of Charmouth only a short walk to the beach and coastal paths.



- Short distance to beach
 - Allocated parking
- Well presented throughout
- Rear countryside views



Guide Price £425,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The property retains a number of original features, including attractive flagstone flooring, adding charm and character throughout. The main living space is a generous sitting/dining room, enhanced by a bay window to the front, creating a bright and welcoming environment. The kitchen is positioned to the rear and provides a practical space for everyday use.

Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom benefitting from an ensuite. The main bedroom enjoys distant sea views, adding to the appeal whilst the rooms to the rear provide attractive countryside views.

OUTSIDE

To the rear, there is a pleasant garden with rear access, offering a useful outdoor space. The property also benefits from allocated off-road parking for 2 cars.

SITUATION

The property sits on the northern side of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

DIRECTIONS

What3words///reconnect.cages.functions

SERVICES

Mains water, gas, electricity and drainage. Gas central heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: D

MATERIAL INFORMATION

There is a flying freehold at the rear of the property to the neighbouring property, Charleston Cottage.



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
105-120 A	81
81-105 B	
62-81 C	
45-62 D	
29-45 E	
13-29 F	
1-13 G	62
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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